

Planning Considerations for Land Use Alternatives in Transition Areas

Consolidation

- The consolidation area should be large enough to allow for adequate provision of parking, open space, and other amenities, such as usable passive or active recreation features
- The consolidation area should allow for improved site design and layout, to include internal circulation, building orientation, and the ability to orient buildings and intensity along Lee Highway
- Consideration should be given to how the consolidation of some parcels may affect the future development potential of other unconsolidated parcels

Compatibility and Buffering

- The scale and intensity of proposed buildings should not have a negative visual impact on existing development, to include a site design that should fit into the larger neighborhood context and result in a compatible development pattern with adjacent neighborhoods
- Buildings should taper toward existing single family residential neighborhoods
- Existing vegetation, such as mature trees, should be incorporated where possible as a buffer between adjacent uses

Transportation and Access

- Development should be consistent with current Plan guidance to consolidate access points along Lee Highway
 - Consider location of existing median breaks
 - If there is no nearby median break, determine if the type and intensity of use is suitable for right-in/right-out access
- Development should provide for multimodal connectivity to adjacent uses
- There should be convenient access to community services, parks, and open spaces, particularly for senior living facilities

Environmental Constraints

- The presence of environmentally-sensitive areas, such as Resource Protection Areas (RPA), may limit the developable area of a site
- Preservation of existing environmental features
- Traffic noise from Lee Highway
- Access to public water/sewer

Other Considerations

- Impacts to parks, schools
- Provision of affordable housing